

DOCKET ITEM #4
Subdivision #2009-0007
400 Princeton Boulevard

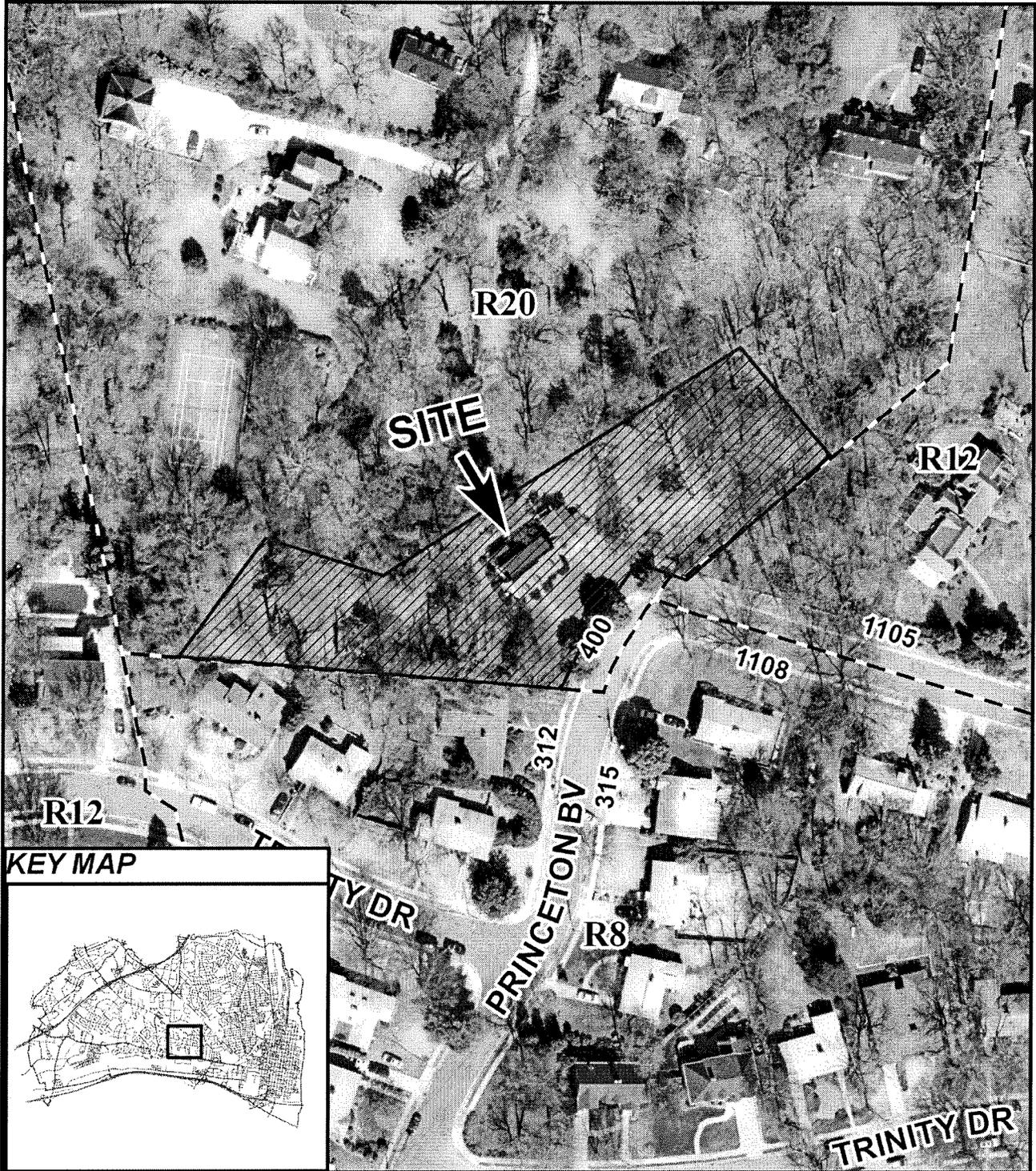
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request Consideration of a request to subdivide property into two lots.	Planning Commission Hearing:	February 2, 2010
	Approved Plat must be recorded by:	August 2, 2011
Address: 400 Princeton Boulevard	Zone:	R-20/ Single Family
Applicant: Daniel and Lillian York	Small Area Plan:	Taylor Run

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov



SUB #2009-0007

02/02/10



I. DISCUSSION

REQUEST

The applicants, Daniel and Lillian York, request approval to subdivide one property into two lots at 400 Princeton Boulevard.

SITE DESCRIPTION

The subject property is one irregularly-shaped parcel with 113.28 feet of frontage on Princeton Boulevard, 30.67 feet of frontage on Vassar Lane, a depth that varies from 92.5 feet to 267 feet and a total lot area of 46,408 square feet (1.07 acres). The site is developed with a two-story single-family dwelling with attached garage. Access to the property is from a curb cut near the corner of Princeton Boulevard and Vassar Lane.

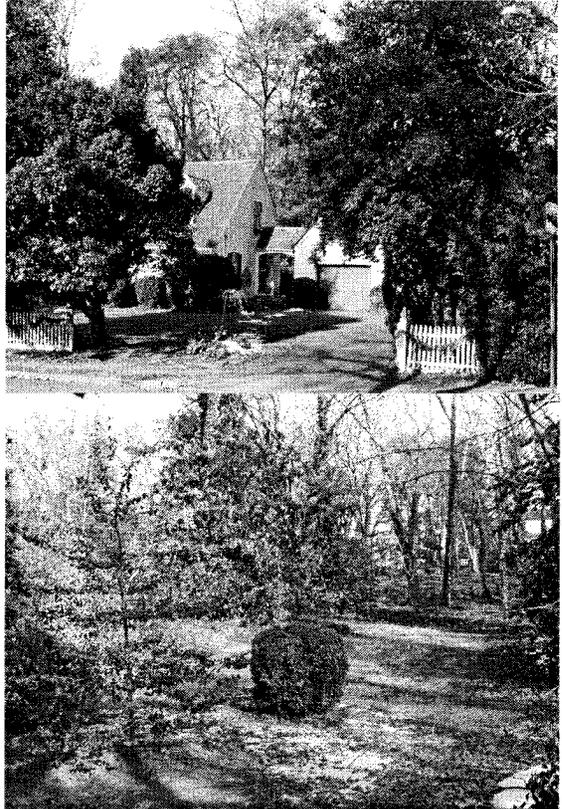
The surrounding area is occupied by single-family dwellings in all directions.

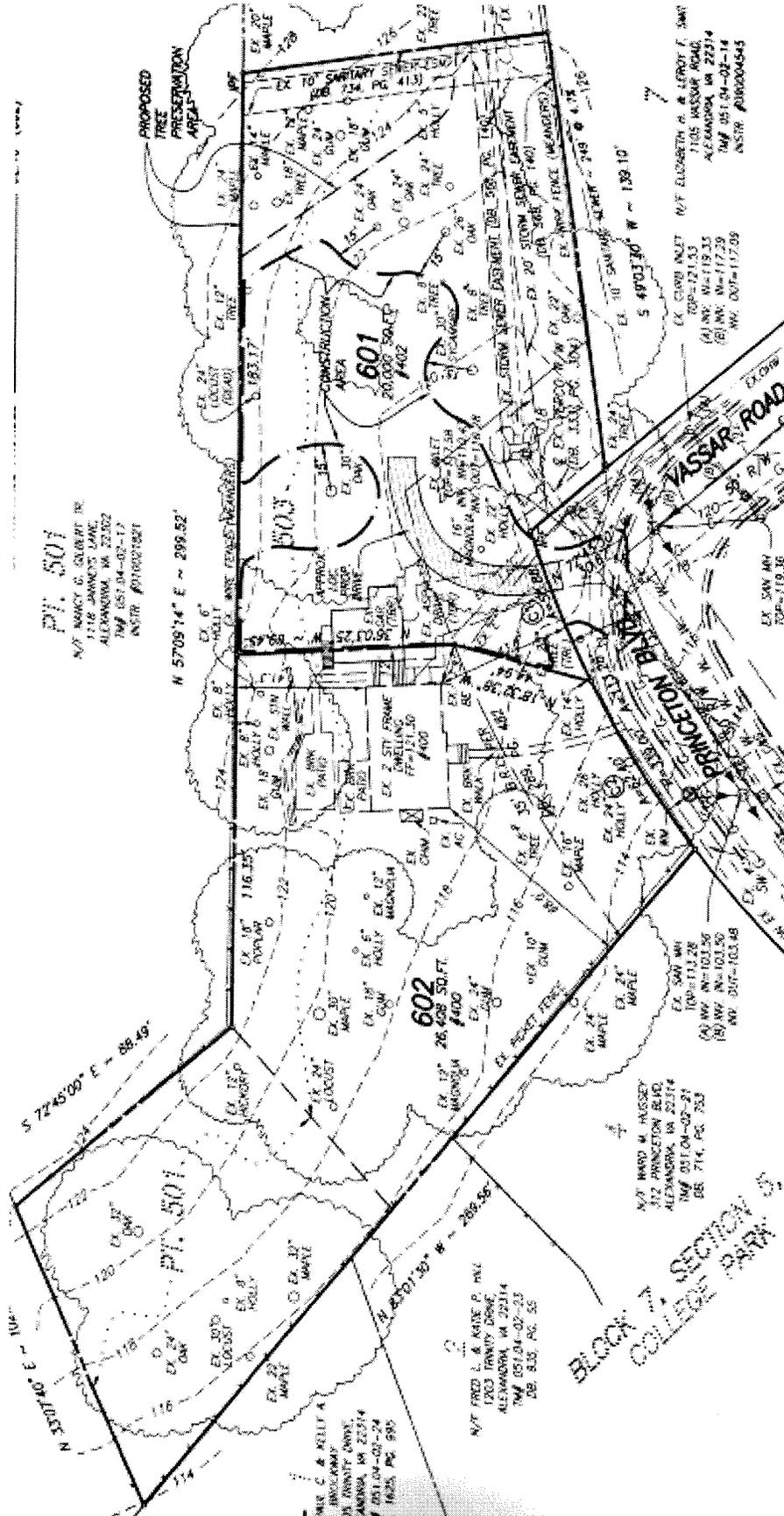
BACKGROUND

The original subdivision for this property, Gasson's Addition to College Park and Correction of Brown's Addition to College Park, was approved in 1949. The subject property, known as Lot 503 of this subdivision, arrived at its present configuration in 1962 when the southern portion of abutting Lot 501 was deeded to the then-owner of the subject property.

PROPOSAL

The applicant proposes to subdivide the property into two lots as shown on the following page in order to construct a single-family dwelling on proposed Lot 601. Proposed Lot 601 will measure 20,000 square feet in size and Lot 602 will measure 26,408 square feet. The existing home will be located on Lot 602.





ZONING

The property is located within the R-20 / Single-Family Residential zone. The minimum lot area in the zone is 20,000 square feet, the minimum lot width is 100 feet and the minimum lot frontage is 55 feet for lots along curvilinear streets with radial lot lines and 75 feet for all other lots in the zone. As shown in the table below, the proposed lots meet these requirements and the existing structure will meet setbacks and FAR.

	Required	Existing	Lot 601 Proposed	Lot 602 Proposed
Lot Size	20,000 SF Min	46,408 SF	20,000 SF	26,408 SF
Lot Width	100' Min.	341'	183' (approx)	149'
Lot Frontage	55' Min.	143.95'		62.4'
	75' Min.		81.55'	
Affected Side Yard Setback	12' Min.	98'		12'
FAR	0.25 Max	0.05		0.08

II. STAFF ANALYSIS

Staff supports this subdivision application. The proposed lots conform to the subdivision requirements as well as the zoning regulations for R-20 lots. The existing building will remain in compliance regarding setbacks and FAR upon demolition of the existing garage and breezeway. The proposed subdivision is also substantially consistent with the character of the original subdivision, which has large lots suitable for residential structures and uses, with irregular lot lines that sometimes meet the street at non-right angles.

The applicant has met with Planning & Zoning staff and the City Arborist to discuss preserving trees on their wooded lot, which the applicants are willing and eager to do. The lot has significant trees on most of its perimeter but sufficient area for a house without disturbing large trees. At staff's direction, the applicants revised their subdivision plat to include a tree preservation area on the northern portion of Lot 601. Staff believes that this will benefit the environment generally and will help maintain the wooded character of the neighborhood. Staff has included condition language in this report to require the tree preservation area.

The applicants originally stated they would construct a new driveway and curb cut for the existing house but have since indicated that they may prefer for both lots to use the existing curb cut and share some portion of the existing driveway, which would now be located on Lot 601. Staff sees some potential environmental benefit from this shared driveway arrangement, but it would require the owners of Lot 602 to cross Lot 601 in order to access their property. Therefore, staff has included condition language requiring the applicants to record a cross-access easement over the portion of the existing driveway on Lot 601 to allow access to Lot 602 at such

time that the lots are no longer under joint ownership. To further reduce environmental impacts staff has also included a condition requiring that all new driveway areas on both lots shall use permeable paving.

Subject to the conditions contained in Section III of this report, staff recommends approval of the subdivision request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)(T&ES)
2. The applicant shall remove the existing garage and breezeway on the lot prior to approval of the final subdivision plat. (P&Z)
3. At such time that the lots are not under joint ownership, and if the applicant provides a shared driveway arrangement, the applicant shall record a cross-access easement on Lot 601 to allow the owners of Lot 602 access to their lot. Locations of all other easements and reservations shall be depicted on the final subdivision plan. (P&Z)
4. All new driveway areas on both lots shall be surfaced with a permeable paving system to the satisfaction of the Directors of Planning & Zoning and Transportation and Environmental Services. (P&Z)
5. The applicant shall maintain a tree preservation area on Lot 601 as shown in the preliminary subdivision plat and shall include this tree preservation area on the final subdivision plat and Grading Plan. (P&Z)(RP&CA)
6. The applicant shall contract with a professional tree save/preservation company and /or contractor to provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, RP&CA and the City Arborist. (RP&CA)
7. A fine will be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. (RP&CA)
8. The area of the limits of disturbance and clearing for Lot 601 shall be limited to the areas as generally depicted on the revised subdivision plat and reduced if possible to retain existing trees and grades. (RP&CA)

9. An approved GRADING PLAN must be attached to any future building permit application. (T&ES)
10. Any new curb cut proposed on Lot 602 requires separate approval from T&ES prior to installation. (T&ES)
11. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
12. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
13. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the grading plan. (T&ES)
14. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet on either lot. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
15. If construction on Lots 601 or 602 results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: This plat will expire 18 months from the date of approval (August 2, 2011) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- R-2 An approved GRADING PLAN must be attached to the building permit application. (T&ES)
- R-3 The new curb cut proposed on Lot 602 requires separate approval from T&ES prior to installation. (T&ES)
- R-4 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-5 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-6 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the grading plan. (T&ES)
- R-7 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet on either lot. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- R-8 If construction on Lots 601 or 602 results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)
- C-1 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-2 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-3 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25.1)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

- C-5 City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- a. the construction of a new home;
 - b. construction of an addition to an existing home where either
 - i. the addition exceeds the area of the existing building footprint by 100% or more;
 - ii. or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
 - c. changes to existing grade elevation of 1-foot or greater;
 - d. changes to existing drainage patterns;
 - e. land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link. <http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

Code Enforcement:

F-1 No Comment

Health Department:

F-1 No Comment

Archaeology:

F-1 Civil War maps indicate that a stream was present near this property prior to modern development. The environmental setting may have been conducive to use by Native Americans before the arrival of Europeans. It is possible that evidence of their activities could be discovered on this lot.

F-2 No archaeological work is required at this time. When development is planned for this property, archaeological requirements will be determined.

Real Estate Assessment:

F-1 No Comment

Parks and Recreation:

R-1 The applicant shall maintain a tree preservation area on Lot 601 as shown in the preliminary subdivision plat and shall include this tree preservation area on the final subdivision plat and Grading Plan.

- R-2 The area of the limits of disturbance and clearing on Lot 601 shall be limited to the areas as generally depicted on the preliminary subdivision plat and reduced if possible to retain existing trees and grades.
- R-3 The applicant shall contract with a professional tree save/preservation company and /or contractor to provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, RP&CA and the City Arborist.
- R-4 A fine will be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit.

Police Department:

- F-1 The Police Department has no comments or objections to the subdivision.

APPLICATION for SUBDIVISION

SUB # 2009-0007

[must use black ink or type]

PROPERTY LOCATION: 400 Princeton Blvd

TAX MAP REFERENCE: 51.4-02-20 ZONE: R-20

APPLICANT'S NAME: Daniel C & Lillian J York

ADDRESS: 2500 Crest St Alex VA 22302

PROPERTY OWNER NAME: Same

ADDRESS: Same

SUBDIVISION DESCRIPTION: Subdivide property into two lots, 26,408 Sq Ft and 20,000 Sq Ft

THE UNDERSIGNED hereby applies for a Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Daniel C York Lillian J York
Print Name of Applicant or Agent

Daniel C York Lillian J York
Signature

2500 Crest St
Mailing/Street Address

763 838 3677 703 831 1410
Telephone # Fax #

Alex VA 22302
City and State Zip Code

11/5/2009
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

Subdivision # 2009-0007

All applicants must complete this form.

1. The applicant is the (check one):

- Owner Contract Purchaser
- Lessee Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Daniel C York

Lillian S York

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- N/A*
- Yes. Provide proof of current City business license
 - No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Please describe the existing and proposed use of the property(ies). Include a description of any structures, trees and landscaping, or other elements that occupy the property(ies).

The existing property is currently improved with a single family residence and a detached 1-car garage. The house sits on the western portion of the lot. The eastern portion of the lot contains part of the garage, an existing storm sewer, and the rest is vacant. The lot is heavily treed.

The proposed use of the property is residential. The eastern lot, proposed lot 602, would consist of 26,408 sq. ft, and contain the existing house, which would be renovated. A new curb cut would be added to gain access to a new garage. The proposed lot 601, on the eastern portion, would contain 20,000 sq. ft.. The existing garage would be torn down. A new home would be built in the approximate center of the lot to minimize tree removal. The existing curb cut would be used to access this lot.

Both lots comply with all lot size, width and frontage requirements.

The new home and the expanded existing home would comply with setback, FAR, height, and all other zoning requirements.

Lot 601 has many large trees, and the house would be planned so as to keep as many as possible. Most of the trees are around the perimeter of the lot. There is currently a large open space in the approximate center of the lot which would be the logical place to construct a new home. This would retain the perimeter trees so as to also minimize the visual impact on neighbors. Down a slope from the front of the proposed house is the existing storm sewer which would handle any increased run-off.

To the right of and behind the existing property are large homes on large lots. To the left of and across the street from the existing property are homes on R-8 lots. The neighborhood consists mainly of homes built in the 1960's, many of which have been substantially added to. Therefore, a new home on a half-acre lot would be in keeping with the diverse character of the existing neighborhood and could also act as a "bridge" between the larger lots and the smaller.

Subdivision # 2009-0007

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA

SUBDIVISION # 2009-0007

Project Name: 400 Princeton Blvd
Project Address: 400 Princeton Blvd
Description of Request: Subdivide property into
two lots, 26,408 Sq Ft and
20,000 Sq Ft

The undersigned hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 11/5/09

Applicant

Agent

Signature: Lillian J York

Printed Name: Lillian J York